



Municipal District of Bonnyville No. 87

Request for Decision (RFD)

Meeting: Regular Meeting of Council
Meeting Date: September 10, 2024
Originated By: Lisa VandenBerg, Subdivision Authority Officer
Title: Subdivision Application No. 2024-S-009 – SW 19-62-6 W4M

PROPOSAL & BACKGROUND

Administration has received and is presenting Subdivision Application 2024-S-009 for Council consideration, where in the applicant is proposing a 12 acre subdivision of SW 19-62-6 W4M as shown on the map attached as Appendix A.

DISCUSSION ON BENEFITS, DISADVANTAGES & OPTIONS

Notification of the proposed Subdivision was submitted to referral agencies, and adjacent landowners, with a deadline of August 18, 2024, to submit concerns to be considered at the September 10, 2024 Council Meeting. No concerns have been received regarding this application. For more detailed information on this subdivision request please see the attached Appendix B.

Attached for Council's review:

Appendix A – Location Map

Appendix B – Subdivision Report

REFERENCE TO STRATEGIC PLAN

n/a

REFERENCE TO PROVINCIAL/FEDERAL LEGISLATION

Municipal Government Act

Lower Athabasca Regional Plan

COSTS & SOURCE OF FUNDING

The \$420 application fee was paid by the applicant.

COMMUNICATIONS STRATEGY

Notification of the decision will be circulated to the applicant and applicable agencies.

ADMINISTRATION RECOMMENDED ACTION

THAT Council approves subdivision application no. 2024-S-009 for a 12-acre parcel from agricultural ¼ section SW 19-62-6 W4M for Kurtis Antoniuk, with the following conditions:

1. Pursuant to Section 655 of the Municipal Government Act, that the owner/developer install internal road, approaches, including culverts and crossings to the proposed parcel(s) and to the remnant parcel to be provided at the owner/developer's expense and to the specifications and satisfaction of the Municipal District of Bonnyville No. 87;
2. Pursuant to Section 661 & 662 of the Municipal Government Act, that the owner/developer dedicate to the Municipal District of Bonnyville No. 87, a 5.18 meter (17 feet) wide strip of land for road widening along the entire **WEST** frontage of the proposed parcel and remnant **to be registered by separate road plan**;
3. Pursuant to Section 666, 667 and 669 of the Municipal Government Act, that the owner/developer pay to the Municipal District of Bonnyville No. 87 **\$4138.00** per hectare cash-in-lieu of Municipal Reserve owing for 10% of the proposed parcels. A Deferred Reserve Caveat shall be registered against the remnant parcel for the balance of the Municipal Reserve owing as a means of recording outstanding reserves;
4. Pursuant to Section 655 of the Municipal Government Act, submission and review of a Real Property Report or Sketch Plan submitted from an Alberta Certified Land Surveyor to confirm all structures located on the proposed parcels comply with setbacks from all property lines as established by the Land Use District of the Land Use Bylaw;
5. Pursuant to Section 655 of the Municipal Government Act and Part One, Section 7 of the Subdivision and Development Regulation, the owner/developer, for the sewage disposal, shall install and comply to the Alberta Safety Codes Act and Part 2 of the Province of Alberta Public Health Act;
6. Pursuant to Section 654 of the Municipal Government Act, that all outstanding property taxes be paid.

COUNCIL OPTIONS

1. THAT Council approves subdivision application no. 2024-S-009 for a 12-acre parcel from agricultural ¼ section SW 19-62-6 W4M for Kurtis Antoniuk, with the following conditions ... [listed as recommended or revised list of conditions]
2. THAT Council refuses subdivision application no. 2024-S-009 for a 12-acre parcel from agricultural ¼ section SW 19-62-6 W4M to for Kurtis Antoniuk, for the following reasons _____.

Report Approval Details

Document Title:	2024-S-009.docx
Attachments:	- Appendix A - Location Map -Use.pdf - Appendix B - Subdivision Report.pdf
Final Approval Date:	Sep 4, 2024

This report and all of its attachments were approved and signed as outlined below:

Lisa Folliott

Esther Quiambao

Stephanie Severin